

# **Human Resources Building**

## **Building history**

The human Resources Building is a two-story, with basement, constructed for the B.I.A. as a native school in , closed in 1949.

After renovation in 1955 the building then served as a health clinic until around 1970. In 1974 the local fire dept scheduled the building for a practice burn but it wasn't meant to be. By 1976 the building had been remodeled, and was and still is, being used as a preschool.

The Human Resources Building is owned and maintained by the Haines Borough.



## **Structural Background**

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The north half of the Human Resources Building is founded on a poured concrete half basement with slab. The south end of the building is founded on individual concrete pillars

The first floor is framed with rough sawn floor joists, supporting a layer of rough sawn 1x decking, which in turn supports a layer of particle board and laminate flooring. Originally the first floor was built with 12 foot ceilings. But when the building was remodeled around 1976 ceiling height was dropped down to 8', leaving a 4' space between the first floor and the second.

The second floor was built in the same manner as the first with an exception of the flooring material which is carpet rather than laminate. The second floor was originally a host to a pair of masonry chimneys both of which were removed. With only a reminisce of two 8' tall chimneys still remaining in attic. *For safety reasons remainder of chimneys should be removed and disposed of.*



Roof framing



## **Condition survey**

### **Exterior:**

There is an exterior landing on the second floor, on north end of building constructed from standard non-treated, material. Landing and stairs were in very poor condition . Repairs were made see picture below.



Rotted landing and stairs and hand railing.





New stairs .

**Site work:** The site surrounding the Human Resources, is a dirt parking lot and play ground. The play area is encircled by a chain link fence with a gate on north end. *A majority of the fence and gate need to be replaced or repaired.*

**Exterior walls:** The exterior walls consist of rough sawn 2x6 studs 1x sheathing, and asphalt siding. *The exterior of the building needs new paint. And The asphalt siding is in very poor condition.*



**Roofing:** The original roofing was cedar shakes and was covered over at a later date with metal. And around 1976 that metal roof was then again obscured by another layer of aluminum roofing which is in very poor condition. *The roofing needs to be replaced ASAP.*

All rafters and sheathing seem to be in good condition. The attic is insulated with one layer of fiberglass batt insulation which needs to be replaced due to its age and condition.



30 year old aluminum roofing wind damage.

### **Exterior doors and windows:**

The exterior doors are painted steel and wood. They are in fair working condition. The windows are all but two the original, wood double sash. They are in poor condition. *The windows need to be replaced.*

## **Interior**

**Interior construction:** The buildings interior is in fair usable condition. The vinyl on the first floor, and the carpet and vinyl on second floor are in need of replacement, there is evidence of rot in the first floor bathroom.

The entire interior is in need of paint and minor sheetrock repairs. The door at the top of stairs has been repaired with sheetrock screws and should be replaced. *Also the door to mechanical room is broken and needs replacement.*

All but a few of the existing fluorescent light fixtures are in poor condition and should be upgraded to the more efficient t-8 units. The bathrooms are all equipped with dated toilets and sinks, they are all in working condition, but need be upgraded to newer water saver units. *The hand railing for basement stairs is "homemade" and should be replaced.*

**Basement storage:** The basement in the Human Resources Building is used mainly for storage, along with a mechanical room for heat. And an old walk- in cooler (used for morgue). There is also an abandoned forced air furnace. *To make more room available, the cooler and furnace need to be removed and disposed of.*

**Crawlspace:** There is approximately 1500 sq feet of crawl space under the Human Resources Building. The insulation in crawlspace consists of fiberglass batts, all in very poor condition. There is no vapor barrier. And the outer skirting of the crawlspace is covered with metal and is insulated with batts. The crawlspace should be reinsulated with new R-30 insulation.

**Attic:** The attic is very dry and there are no signs of recent roofing leaks. Like the basement the batt insulation is in poor condition and should be replaced. All rafters and wood underlayment seem to be in good solid condition. The access to attic is at the top of the stairs on the second floor, and to the right.

**Emergency systems:** The Human Resources Building is equipped with 3 emergency lights, two on the first floor and one the second, all are in working order except for one on the second floor, which needs replacing. All exit doors have EXIT signs or lights. The fire alarms are stand alone, battery operated units none are recent and all should be replaced. There is a heat/fire alarm in the basement it does not seem to be operational.

## Heating

Water is heated via a 30 year old Burnham oil fired boiler. The hot water is circulated through 5 separate zones including 1 zone for a unit heater in basement. There is only one circulating pump for heating system. The hot water is carried to the first and second floor and distributed as baseboard heat. The fuel for the burner is stored in a 500 gallon tank at the north end of building, pumped in through a single pipe system. Condition of boiler and boiler related piping is fair, at the time of this survey the masonry chimney had been demolished by the snow sliding from roof. The new flue will follow a chase up through the middle of building. *The reliability of the boiler has been fair, but due to its age and inefficiency it should be replaced within the next 1-3 years.*



Old Burnham boiler.



***Domestic water:***

The domestic water enters the Human Resources Building in basement, at the north end of building. There is no outside water shutoff. Water piping is iron and soldered copper. Most piping is in very poor condition with evidence of leaks and repairs.

Sanitary waste and venting is original cast iron.



Repairs hot and cold.



Cold water to kitchen.

## **Estimated repair costs**

### **Exterior:**

**1. Replace Siding:** The siding is old and in very poor condition. There is also a possibility the siding is a asbestos-containing material (ACM)

Estimate cost: \$35,000.

**2. Replace and re-trim Windows:** The windows are original double sash all in poor condition.

Estimated cost: \$20,000.

**3 Roofing:** The roofing and Chimney repair should be done ASAP *See bid proposal.*

Estimated cost: \$34,000.

**4. Painting exterior:** The paint on the exterior of the Human Resource Building is in very poor condition.

Estimated cost: \$3,000.

**5. Landing and stairs:** The landing and the stairs on the north end of building is in a stage of decomposition and is unsafe and unusable .also the covered porch below landing should be torn down.

Estimated cost: \$ 3,000.

## **Interior:**

**1. Floor coverings:** Replace worn vinyl and rotted underlayment on first floor. *Note Older laminate flooring may also contain asbestos.* Replace aged and worn carpet on second floor and stairs.

Estimated cost:     \$30,000.

**2. Interior paint:** Repaint all walls ceilings, repair minor sheetrock damage.

Estimated cost:     \$12,000.

**3. Lighting:** Replace all worn and aged lighting, on first and second floor.

Estimated cost:     \$3,500.

**4. Heating:** Replace 30 year old boiler with newer more efficient unit.

Estimated cost:     \$12,000.

**5. Water:** Replace corroded domestic hot and cold water piping system

Estimated cost:     \$5,000.

**6. Old chimneys:** Remove old decomposing chimneys from attic.

Estimated cost: \$2,000.

**7. Winterizing:** Insulating crawlspace and skirting.  
Adding vapor barrier and Re-insulating attic.  
Estimated cost: \$6,500.

**8. Doors:** Replacing 2 broken doors, one at the top of stairs on the second floor. And one fire door to boiler room.  
Estimated cost: \$1,000.

**9. Sinks and toilets:** Replace dated toilets and sinks.  
Estimated cost: \$1,200.

**10. Fire alarms and emergency lights:** Replace old fire alarms, broken emergency light, and smoke/heat detector.  
Estimated cost: \$ 900.



We love our old building.